



# NEC OF HWY 78 & BROWN ST. | ±19.76 ACRES

Wylie, Texas 75098

# WYLIEEDC

## AVAILABLE LAND

±19.76 Acres

## RATES | NNN & PRICE

Call for pricing

## TRAFFIC COUNTS

Hwy 78—54,575 CPD

E Brown St – 10,710 CPD

Source: WYLIEEDC 2026

## SITES

Lot 1: ±1.293 Acres

Lot 2: ±1.380 Acres

Lot 3: ±9.164 Acres

Lot 4: ±1.091 Acres

Lot 5: ±1.277 Acres

Lot 6: ±1.512 Acres

Lot 7: ±0.945 Acres

Lot 8: ±3.065 Acres

## Lot 3: Building Concepts

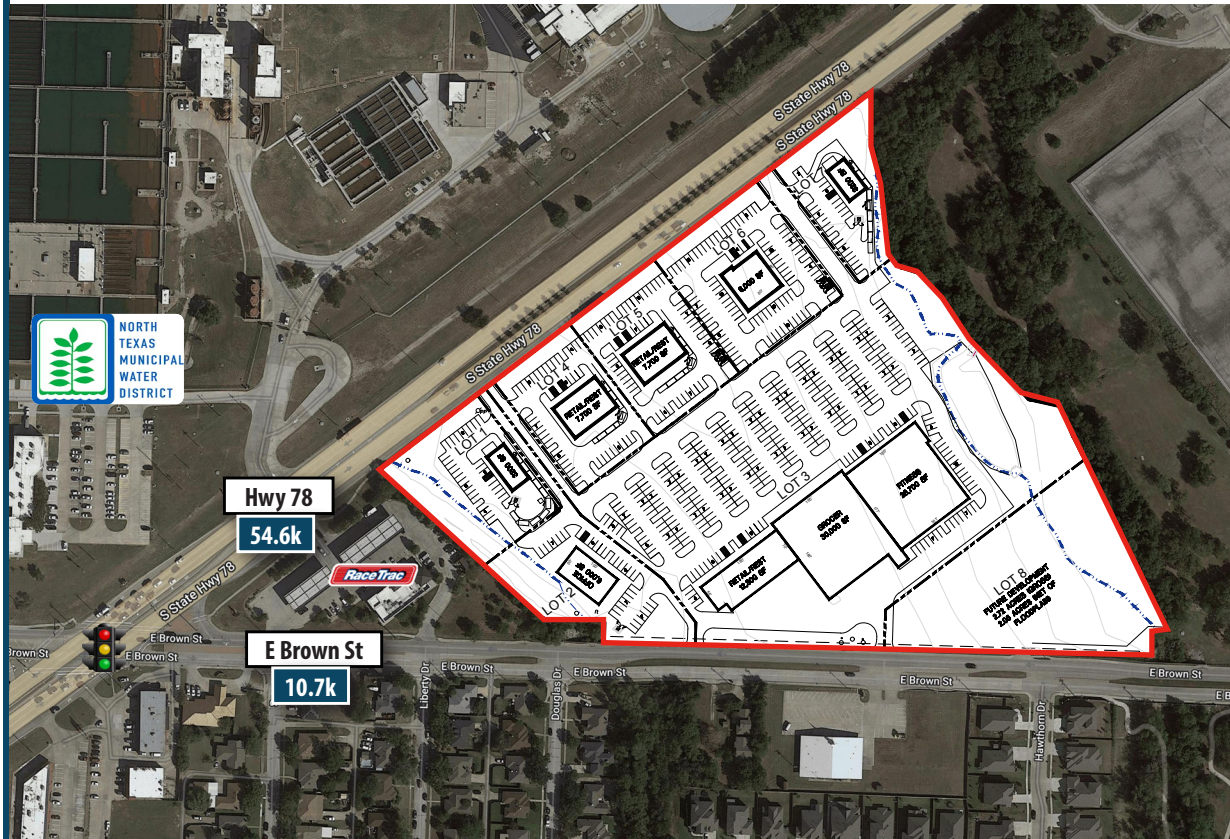
- 71,000 SF Available
- Grocer: 30,000 SF
- Fitness: 28,700 SF
- Retail: 12,300 SF
- Parking Req: 248
- Parking Prov: 356

## DEMOGRAPHICS (based on 2026 data)

Variable	Community Population	Retail Trade Area
2026 Population	68,658	274,049
Average HH Income	\$167,435	\$179,641
Median Age	37.28	38.83

\* Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

Additional reports: <http://www.retail360.us/wylie-tx/>



## CONTACT

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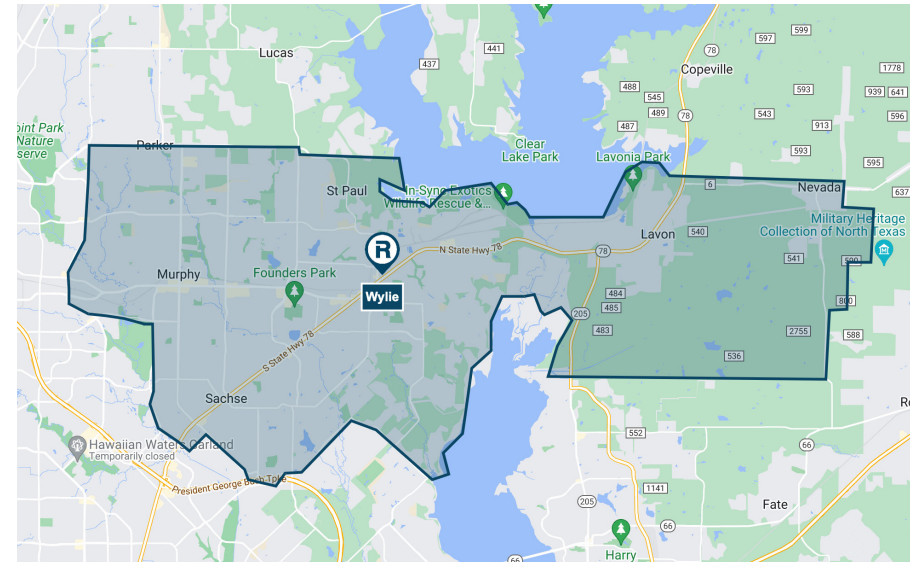
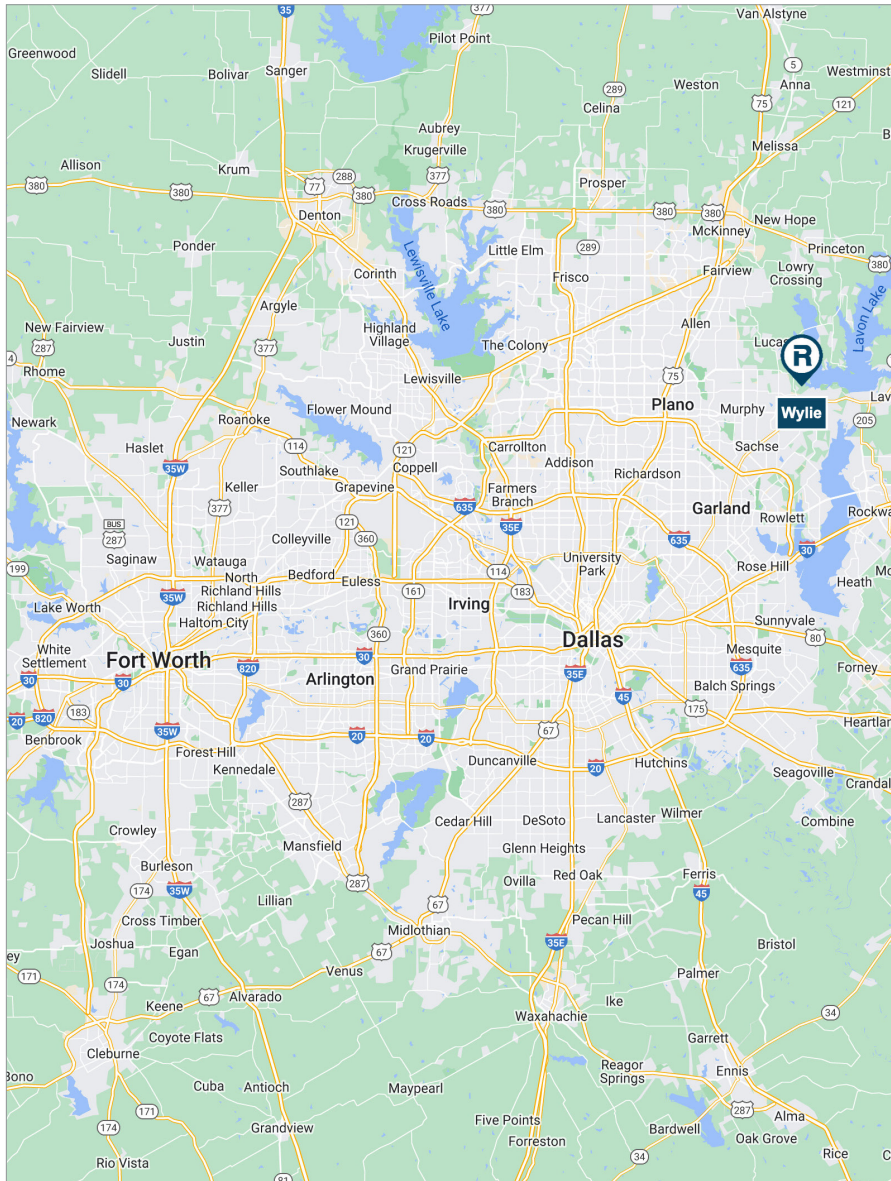
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